

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5303 AVENUE F IN THE NORTH LOOP COMBINED NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-CO-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-MU-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2017-0071, on file at the Planning and Zoning Department, as follows:

Lots 29 and 30, Block 43, The Highlands Addition subdivision, a subdivision in Travis County, Texas, as recorded in Volume 3, Page 55 of the Plat Records of Travis County, Texas (the “Property”),

locally known as 5303 Avenue F in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “A”**.

PART 2. The Property may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1524 of the Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. The maximum impervious cover shall be limited to 65 percent.
- B. The following uses are prohibited uses for the Property:

Residential treatment
Medical offices - exceeding 5000
sq. ft. gross floor area

Service station

1 Except as specifically restricted under this ordinance, the Property may be developed and
2 used in accordance with the regulations established for the neighborhood commercial (LR)
3 district and other applicable requirements of the City Code.
4

5 **PART 4.** The Property is subject to Ordinance No. 020523-31 that established zoning for
6 the North Loop Combined Neighborhood Plan.
7

8 **PART 5.** This ordinance takes effect on _____, 2017.
9

10 **PASSED AND APPROVED**

11
12 §
13 §
14 _____, 2017 § _____
15 Steve Adler
16 Mayor
17

18
19 **APPROVED:** _____ **ATTEST:** _____
20 Anne L. Morgan Jannette S. Goodall
21 City Attorney City Clerk
22

